

RENTON CITY COUNCIL
Regular Meeting

July 24, 2000
Monday, 7:30 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

RANDY CORMAN, Council President; TONI NELSON; KATHY KEOLKER-WHEELER; DON PERSSON; KING PARKER; TIMOTHY SCHLITZER.

MOVED BY SCHLITZER, SECONDED BY KEOLKER-WHEELER,
COUNCIL EXCUSE ABSENT COUNCILMAN DAN CLAWSON.
CARRIED.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; LAWRENCE J. WARREN, City Attorney; JAY COVINGTON, Chief Administrative Officer; MARILYN PETERSEN, City Clerk; SANDRA MEYER, Transportation Systems Director; DEREK TODD, Assistant to the CAO; BETTY NOKES, Economic Development Director; REBECCA LIND, Principal Planner; MIKE WEBBY, Human Resources Administrator; JIM SHEPHERD, Community Services Administrator; TINIA HARTMANN, Cultural Arts Coordinator; DAVID CHRISTENSEN, Utility Engineering Supervisor; SHAWNA MULHALL, Economic Development Manager; SYLVIA ALLEN, Communities Services Director; COMMANDER FLOYD ELDRIDGE, Police Department.

PRESS

Robert Teodosio, *Renton Reporter*

**APPROVAL OF
COUNCIL MINUTES
SPECIAL PRESENTATION**

“Babes in Arms” – 2000
Summer Teen Musical

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE
THE MINUTES OF JULY 17, 2000 AS PRESENTED. CARRIED.

Jim Shepherd, Community Services Director and Tinia Hartmann, Cultural Arts Coordinator, announced Renton’s 2000 summer teen musical, “Babes in Arms,” will run from July 20th to August 12th at Carco Theatre. Ms. Hartmann introduced performers Joel Purcell and Melanie Reichert who entertained the audience with a sample number from the show.

**ADMINISTRATIVE
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City’s recent progress towards goals and work programs adopted as part of its business plan for 2000 and beyond. Items noted included:

- ✱ The 15th annual community family festival, IKEA Renton River Days will be held from Tuesday, July 25th, through Sunday, July 30th.
- ✱ A groundbreaking ceremony will take place at noon, on Wednesday, July 26th, at S. 2nd St. and Burnett Ave. S., to begin development on one of the first transit-oriented development projects in the nation. The project blends apartment living, a park-and-ride garage and a bus transit center in the same area.

AUDIENCE COMMENT
Citizen Comment: Evans –
Yard Waste Pickup

Ralph Evans, 3306 NE 11th Pl., Renton, 98056, stated that according to the City’s new waste collection contract, yard waste will now be picked up weekly instead of every two weeks. Pointing out that he believed most people do not have enough yard waste to put out each week, Mr. Evans suggested changing the contract to return to collecting yard waste every two weeks and reduce the garbage collection fees instead.

Mayor Tanner reported that he received many requests for a weekly yard waste pickup and said that the change was made with no cost increase to citizens for the next year and a half, and at a minimal cost increase after that.

Council President Corman explained that the garbage collector, Waste Management, wanted to offer this service as well in order to reduce odor problems. Waste Management was concerned that they might be in violation of environmental regulations. Councilmember Keolker-Wheeler added that collection of the toters on a weekly basis saves time since they are not so full.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing. At Council request, item 7.c. was removed for separate consideration.

Parks: Ball Field Lighting,
Repeal Resolution 1186

Community Services Department recommended the repeal of Resolution 1186 prohibiting the use of ball field lights at Cedar River Park due to new technology in ball field lighting which limits light spillage and has been determined not to pose any hazards to traffic safety. Refer to Transportation Committee.

EDNSP: Renton Lodging Tax
Advisory Committee

Economic Development, Neighborhoods and Strategic Planning Department requested approval for the following members to serve on the Renton Lodging Tax Advisory Committee: Rick Meinig, Silver Cloud Inn General Manager; Tim Salle, Larkspur Landing General Manager; Sharon Eklund, President of the Greater Renton Chamber of Commerce; Julie Brewer, City of Renton Community Relations Manager; and King Parker, City of Renton Councilmember. Council concur.

Finance: 2001 Budget

Finance & Information Services Department recommended a public hearing be set on August 14, 2000, to consider the 2001 annual City of Renton Budget. Council concur.

MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO REMOVE ITEM 7.c. FOR SEPARATE CONSIDERATION. CARRIED.

Separate Consideration **Item 7.c.**

Executive: Secretary I Hire at
Step E

Mayor Tanner reported that the second candidate who applied for the Mayor's Office Secretary I position has declined the position because the City was unable to guarantee the salary at Step E. Since the position has to be readvertised, Mayor Tanner requested that Council change the recommended action to council concur so that the position can be advertised at the Step E salary level.

Councilman Parker explained that according to City policy, the Administration can fill a position up to the Step C salary level and Council is responsible for making the decision regarding filling the position at Step D or E. Mr. Parker pointed out that the Council has been supportive of the Administration in recognizing the difficulty of recruiting people in such a healthy economy and has consequently taken appropriate action to hire at a higher step.

Responding to Councilmember Nelson, Chief Administrative Officer Jay Covington said that the top ten applicants underwent skills testing, and of those, three passed the test. The number one and two candidates declined the job and the number three candidate was determined not to be qualified for the job.

Responding to Council President Corman's question, Mr. Covington pointed out that of the approximately 60 positions filled so far this year, this is the fourth time that the Administration has requested that Council fill the position at Step E. He stressed that the Administration makes every effort not to fill positions at the top step.

Councilman Parker said that he is not challenging the Administration's ability to fill positions, but would prefer to follow the appropriate council process and refer this item to the Finance Committee.

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL REFER THE REQUEST TO FILL THE MAYOR'S OFFICE SECRETARY I POSITION AT STEP E OF THE SALARY RANGE TO THE FINANCE COMMITTEE. CARRIED.

OLD BUSINESS

Community Services

Committee

Appointment: Human Rights & Affairs Commission

Community Services Committee Chair Nelson presented a report recommending concurrence in the Mayor's appointment of Sandel Demastus to an unexpired term on the Human Rights and Affairs Commission. The two-year term expires September 19, 2000. MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Mrs. Demastus thanked the Mayor and Council for appointing her to the Human Rights and Affairs Commission.

Utilities Committee

Special Assessment District:
Aberdeen Ave NE

Utilities Committee Vice Chair Keolker-Wheeler recommended concurrence in the staff recommendation that the City Council grant preliminary approval for the Aberdeen Ave. NE Sanitary Sewer Special Assessment District.

The Committee further recommended that the Council direct staff to proceed with the establishment of the Final Special Assessment District upon completion of the Aberdeen Ave. NE Sanitary Sewer Project. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee

Planning: Commercial Office
Residential Zoned Properties

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding required submittals for Commercial Office Residential (COR) zoned properties. Staff reported that on Friday, July 21, 2000, a development submittal was received for the Barbee Mills Property. Since it was incomplete, it was rejected by staff. However, further review of the ordinances revealed a possible ambiguity in City Code concerning the need to submit a Level II site plan for the submitting property which must include all adjacent and abutting property with COR zoning. The Committee recommended that clarifying language be adopted to require such submittal.

The Committee recommended that the Council adopt the following factual reasons for such clarification:

1. The property owners in COR 2, including the Barbee Mills parcel, requested COR 2 Zoning.
2. City Code Section 4-2-120B requires such a submittal.
3. A planned action Environmental Impact Statement is in process to address the impacts of the development of these COR 2 zoned parcels.
4. Substantial effort has been expended to study a traffic solution in the area and development on only one parcel zoned COR 2 would significantly harm that effort.
5. Development of one COR 2 zoned parcel would consume available roadway capacity to the detriment of the other parcels.
6. The Quendall Terminals property is significantly polluted. The private sector cannot economically clean the parcel. Even with state grants, the

City must sell the Quendall Terminals parcel for enough to pay its share of the grant or unreasonably subsidize the project. Allowing one COR 2 zoned parcel to develop would shift transportation costs onto the remaining parcels, which would destroy the market value of the Quendall Terminals parcel and destroy the chance for cleanup.

7. Railroad tracks cross between the properties and the freeway and must be crossed. Having the parcels developed under a single site plan will permit an overpass or similar solution that will eliminate car-train collisions.
8. With development under a single site plan, the City can plan the type and size of City utilities to the area, rather than experiencing cumulative demands for services at unpredictable levels.

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN,
COUNCIL CONCUR IN THE COMMITTEE REPORT.*

Responding to Councilmember Keolker-Wheeler, City Attorney Larry Warren said the ambiguity in the City Code occurred because under the definition of Site Plan Level II, it does not mention the possibility of the COR zones requiring the site plan to be conducted not only on the submitting parcel, but on the adjacent or abutting property as well. He explained that the language is contained in another section of the Code.

*MOTION CARRIED. (See page 267 for ordinance.)

Regional Issues: King County
County-wide Planning Policies
(Proposed Changes)

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the review of the King County Comprehensive Plan. The Committee reviewed additional policy initiatives proposed by King County Council members in the form of summaries with file names matrix 1 and matrix 2B and concurred with the staff recommendations to oppose and support amendments as shown on the matrices. The Committee recommended that the City Council concur with these recommendations and authorize the Administration to respond to ongoing County initiatives based on the policy direction established by City Council review of these matrices and earlier proposals. The Council further requested that the Administration continue to articulate the City position opposing policy amendments that facilitate either rezoning to higher multi-family densities in Renton's Potential Annexation Areas or one Comprehensive Plan designation for all residential zones from 4 to 48 dwelling units per acre to the King County Council and Executive. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Councilmember Keolker-Wheeler reported that the Suburban Cities Association's Board of Directors recently took a position in support of Renton's efforts regarding this issue.

Parks: Historic Preservation
Society, Historic Preservation
Regulations

Councilmember Keolker-Wheeler reported that in February, the matter regarding historic preservation was referred to the Planning & Development Committee. Since then, she has met with the Renton Historical Society and has arranged for the King County Historic Preservation Officer and the Renton Historical Society to make a presentation to Council during Committee of the Whole on August 7th. She explained that the purpose of the presentation is to inform Council what King County and other cities are doing with regards to historic preservation.

Public Works: Illegal dumping on Philip Arnold Park Pipeline Road

Councilman Persson reported that illegal dumping and bicycle use continues to occur on the Philip Arnold Park pipeline road.

Finance Committee

Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 183821 - 184236, and one wire transfer totaling \$2,525,109.16; and approval of Payroll Vouchers 26445 - 26764 and 527 direct deposits totaling \$1,060,193.98. **MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

ORDINANCES AND RESOLUTIONS

Planning: Aquifer Protection Ordinance

The following ordinances were presented for first reading and referred to the meeting of 8/07/00 for second and final reading:

An ordinance was read amending Chapter 1, Administration and Enforcement, Chapter 2, Land Use Districts, Chapter 3, Environmental Regulations and Special Districts, Chapter 4, Property Development Standards, Chapter 5, Building and Fire Prevention Standards, Chapter 6, Street and Utility Standards, Chapter 8, Permits and Decisions, Chapter 9, Procedures and Review Criteria, and Chapter 11, Definitions, of Title IV, Development Regulations; Chapter 5, Business Licenses, of Title V, Finance and Business Regulations; Chapter 5, Sewers, and Chapter 8, Aquifer Protection, of Title VIII, Health and Sanitation; of City Code by amending regulations and definitions for critical environmental areas relating to the aquifer. **MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 08/07/00. CARRIED.**

Police: False Alarms Ordinance

An ordinance was read amending Chapter 3, Alarm Systems, of Title VI (Police Regulations), of City Code by creating definitions, setting new limits for the numbers of false alarms and penalties for false alarms, imposing a fee schedule for excessive false alarms and requiring registration for all premises protected by an alarm system. **MOVED BY SCHLITZER, SECONDED BY PARKER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 08/07/00.***

Councilman Persson stated that he supported the ordinance but expressed his concern regarding the late registration penalty. He inquired as to how the City will notify citizens who have alarms so that they don't have to pay a late registration fee.

Councilmember Nelson said that at this time there will be no initial registration fee; however, in the future a fee will be assessed. In regards to the false alarm fines, Ms. Nelson said that citizens will not be fined for the first three false alarms, but that over the course of a year, a fee of \$50 will be charged for the fourth and fifth false alarm and a fee of \$100 will be charged for the sixth and successive false alarms.

Discussion ensued regarding how citizens would be notified of the registration fee.

Responding to Councilman Corman's inquiry regarding unmonitored alarms, City Attorney Larry Warren said that he spoke with Police Chief Anderson and learned that unmonitored alarms caused just as many problems, if not more, than monitored alarms.

Councilman Corman cited from Section 6-3-2H of the ordinance which states "A late registration penalty as set forth in the Fee Schedule will be charged, in

addition to the fee provided in subsection G, to a user who fails to obtain a registration within 30 days after the system becomes operative, or to a current user who fails to obtain a registration as provided in subsection G,” and expressed his concern regarding the enforcement of the alarm registration fee.

***MOTION CARRIED.**

Mayor Tanner pointed out that there is still time to review the ordinance prior to its second and final reading at the next Council meeting.

The following ordinance was presented for first reading and advanced for second and final reading:

Planning: Commercial Office
Residential Zoned Properties

An ordinance was read amending Section 4-8-120.D.19 of Chapter 8, Permits and Decisions, of Title IV, Development Regulations, of City Code by clarifying the requirements for application for Site Plan Level II for property zone COR, and declaring an emergency. **MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL SUSPEND THE RULES AND ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.**

City Attorney Larry Warren explained that the language does appear in Section 4-2-120B of City Code but it is not reflected in the Site Plan Level II definition, thus the need for the clarification.

Ordinance #4850

Planning: Commercial Office
Residential Zoned Properties

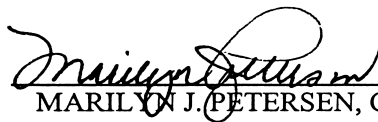
Following second and final reading of the above-reference ordinance, it was **MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.**

NEW BUSINESS

Development Services:
Dean/Sherman Apartments
(Williams Ave S)

Councilmember Keolker-Wheeler announced that a community open house will be held on August 1, in the Council Chambers, from 6:30 to 8:30, to discuss the Dean/Sherman Apartment Project on Williams Ave. S. and S. 5th St.

MOVED BY SCHLITZER, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:55 p.m.



MARILYN J. PETERSEN, CMC, City Clerk